



# FREDERICK COUNTY BOARD OF APPEALS

Winchester Hall • Frederick, Maryland 21701 • (301) 600-1138

The next hearing of the Board of Appeals of Frederick County will be held on **December 15, 2022 at the hour of 7:00 p.m.** THIS MEETING WILL BE HELD IN PERSON AT WINCHESTER HALL, 12 E CHURCH ST., FREDERICK MD 21771.

For additional information, please visit <https://www.frederickcountymd.gov/7993/Board-of-Appeals> or contact County staff at (301) 600-1351. The Board will visit each applicant's property prior to the **December 15, 2022 BOA Meeting**. If you prefer to provide public testimony by calling in, the phone number for the BOA Hearing is **1-855-925-2801**. Enter Meeting Code: **9277**. Press \* for meeting options. Press \*1 to listen to the meeting. If you would like to make a live comment on a particular agenda item, please use option 1 until the Board of Zoning Appeals specifically calls for comment on that agenda item, at which time press \*3. You will be placed in a muted queue until it is your turn to speak. Do not press \*3 until public comment is called for by the BZA Chair for the agenda item on which you would like to comment. **PLEASE NOTE, when you are called upon to provide your live comments please press \*3. To leave a recorded comment Press \*2 to record your comment.** Please clearly indicate on which agenda item you are commenting. Please state your name and address but do not identify your phone number, as your message will be played during the live meeting.

- I. Introduction
- II. Approval of Minutes for November 17, 2022
- III. General Discussion of Meeting Guidelines
- IV. Case

## [B-22-33 \(B273753\)](#)

Appeal of the Planning Commission's September 15, 2022 denial letter of Site Plan 07-28 (Hyattstown Self-Storage Units/Complex), in accordance with the Frederick County Code, Section 1-19-3.230.

Appeals. The Property is located at 1920 Urbana Pike, Clarksburg, MD 20871 and further described as:

MAP/PARCEL:	Tax Map 106, Parcel 0034
COMP. PLAN:	(RR) Rural Residential
ZONING:	(GC) General Commercial
PLANNING REGION:	Urbana
WATER/SEWER	NPS/NPS
LOT SIZE:	8.2 Acres

**B-22-34 (B273783)**

The Applicant is requesting approval of a Special Exception to allow a Runway on his property in accordance with the Frederick County Code, Sections 1-19-3.210 and 1-19-8.322.1. Private Aircraft Landing and Storage Areas In A, LI And GI Districts. The property is located at 11606 Handboard Rd, Union Bridge MD. 21791 and further described as:

MAP/PARCEL:	Tax Map 0035, Parcel 0078
COMP. PLAN:	Agricultural/Rural
ZONING:	(A) Agricultural
PLANNING REGION:	Walkersville
WATER/SEWER	NPS/NPS
LOT SIZE:	116 Acres

**B-22-35 (B273787)**

Requesting approval of a Variance to the 40 ft. front Building Restriction Line (BRL) in order to add a portico over the front door in accordance with the Frederick County Code Sections 1-19-3.220 Variances and 1-19-6.100 Design Requirements. The portico would be 7' x 5' (roof with overhang 6' x 8'). The front left corner encroaches 3'6" and front right corner encroaches 6'6" on the existing BRL. Approval would leave a front BRL of 33'6". The property is located at 8191 Middle Ct. Middletown, MD 21769 and further described as:

MAP/PARCEL:	Tax Map 55, Parcel 0091
COMP. PLAN:	Agricultural/Rural
ZONING:	(R1) Low Density Residential
PLANNING REGION:	Middletown
WATER/SEWER:	NPS/NPS
LOT SIZE:	.95 Acres

**B-22-36 (B273785)**

Requesting approval of a Special Exception to permit an Accessory Dwelling Unit (ADU) Greater than 1,000 sq. ft. in accordance with the Frederick County Code, Sections 1-19-3.210 and 1-19-8.321 of the Frederick County Code. The property is located at 5936 Elmer Derr Road, Frederick MD 21703 and further described as:

MAP/PARCEL:	Tax Map 85, Parcel 0188
COMP. PLAN:	Agricultural/Rural
ZONING:	(A) Agricultural
PLANNING REGION:	Adamstown
WATER/SEWER:	NPS/NPS
LOT SIZE:	5.01 Acres

**B-22-39 (B273706)**

Brook Lane Behavioral Services is requesting a Temporary Special Exception, in accordance with the Frederick County Code, Sections. 1-19-3.210 Special Exceptions, 1-19-5.310 Use Table and 1-19-8.300 Temporary Structures and Uses Requiring Special Exception Approval, to continue a previously approved public charter elementary school in the LI zone. The property is located at 4540 Mack Avenue, Frederick MD 21703 and further described as:

MAP/PARCEL:	Tax Map 86, Parcel 0207
COMP. PLAN:	Limited Industrial
ZONING:	(LI) Limited Industrial
PLANNING REGION:	Adamstown
WATER/SEWER:	S-1/W-1
LOT SIZE:	1.54 Acres

**B-22-40 (B269060)**

Requesting approval of a Special Exception to permit an Accessory Dwelling Unit (ADU) Greater than 1,000 sq. ft. in accordance with the Frederick County Code, Sections 1-19-3.210 and 1-19-8.321 of the Frederick County Code. The ADU is 3,866 sq. ft. in size. The property is located at 5720 Woodville Rd, Mt. Airy, MD 21771 and further described as:

MAP/PARCEL:	Tax Map 80, Parcel 0021
COMP. PLAN:	Agricultural/Rural
ZONING:	(A) Agricultural
PLANNING REGION:	New Market
WATER/SEWER:	NPS/NPS
LOT SIZE:	33.07 Acres



Tolson DeSa  
Zoning Administrator